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THIS DOCUMENT WAS PREPARED BY:

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8.02

THE STATE OF ALABAMA )  
JEFFERSON AND SHELBY COUNTIES)

STATUTORY WARRANTY DEED

That in consideration of TWO MILLION SIX HUNDRED SEVENTY-THREE THOUSAND FOUR HUNDRED SEVENTY-THREE and 40/100 (\$2,673,473.40) DOLLARS to the undersigned grantor in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, AMSOUTH BANK N.A., AS EXECUTOR OF THE ESTATE OF EDNA J. WALD, DECEASED (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto HOOVER CITY BOARD OF EDUCATION, a public entity organized pursuant to Ala. Code § 16-11-1 et seq. (1975) (hereinafter referred to as Grantee), the following described real property, located and situated in Jefferson (Bessemer Division) and Shelby Counties, Alabama, to-wit:

A parcel of land comprising part of Section 34, Township 19 South, Range 3 West, Huntsville Principal Meridian, Jefferson County, Alabama; together with that part of the Northeast Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, lying north and west of the Cahaba River and being more particularly described as follows:

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BOOK

BEGIN at a 3" capped iron pipe at the northeast corner of Section 34, Township 19 South, Range 3 West, Jefferson County, Alabama, and proceed South  $01^{\circ}20'47''$  East along the east line of said Section 34 for a distance of 210.74 feet to an intersection with the meander line of the west bank of the Cahaba River; thence, leaving said east line of Section 34, proceed South  $28^{\circ}25'58''$  West along said meander line for a distance of 1081.99 feet; thence South  $47^{\circ}32'36''$  West along said meander line for a distance of 355.75 feet; thence South  $57^{\circ}32'39''$  West along said meander line for a distance of 298.55 feet; thence South  $37^{\circ}49'49''$  West along said meander line for a distance 440.65 feet; thence South  $14^{\circ}44'35''$  West along said meander line for a distance of 174.20 feet; thence South  $18^{\circ}42'30''$  East along said meander line for a distance of 1121.86 feet; thence South  $00^{\circ}39'49''$  East along said meander line for a distance of 135.24 feet; thence South  $36^{\circ}42'51''$  West along said meander line for a distance of 630.43 feet; thence South  $41^{\circ}06'12''$  West along said meander line for a distance of 549.26 feet; thence South  $39^{\circ}53'18''$  West along said meander line for a distance of 246.04 feet; thence South  $33^{\circ}28'42''$  West along said meander line for a distance of 199.94 feet; thence South  $41^{\circ}41'04''$  West along said meander line for a distance of 454.86 feet; thence South  $51^{\circ}39'29''$  West along meander line for a distance of 450.90 feet; thence ENTERING SHELBY COUNTY, continue South  $51^{\circ}39'29''$  West along said meander line for a distance of 98.75 feet; thence South  $43^{\circ}38'45''$  West along said meander line for a distance of 199.17 feet; thence South  $47^{\circ}51'07''$  West along said meander line for a distance of 1246.16 feet to a point on the west line of the Northeast Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 3 West, Shelby County, Alabama; thence, leaving said meander line of the west bank of the Cahaba River, proceed North  $02^{\circ}15'41''$  West along said west line of said quarter-quarter for a distance of 1029.41 feet to the northwest corner of said quarter-quarter, said point also being the southwest corner of the Southeast Quarter of the Southwest Quarter of the aforementioned Section 34; thence, REENTERING JEFFERSON COUNTY, proceed North  $01^{\circ}39'24''$  West along the west line of the East Half of the West Half of said Section 34 for a distance of 5186.23 feet to the northwest corner of the

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Northeast Quarter of the Northwest Quarter of said section; thence North 90°00'00" East along the north line of said Section 34 for a distance of 3969.37 feet to the POINT OF BEGINNING. Containing 342.753 acres, more or less.

The legal description set forth hereinabove is the identical legal description contained in that certain boundary line survey dated the 1st day of February, 1991 of Sain Associates, Inc.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1991.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Bessemer Volume 356, Page 274; Bessemer Volume 313, Page 164; Bessemer Volume 107, Page 359; Bessemer Volume 107, Page 361; Bessemer Volume 107, Page 377; Bessemer Volume 107, Page 376; Bessemer Volume 492, Page 471; Bessemer Volume 72, Page 365; Bessemer Volume 72, Page 364; Bessemer Volume 58, Page 485; Bessemer Volume 107, Page 358; Bessemer Volume 333, Page 137; Bessemer Volume 409, Page 132; Birmingham Volume 1318, Page 82; Birmingham Volume 3146; Page 394; Birmingham Volume 3555, Page 514; Birmingham Volume 3603, Page 427, Shelby County Volume 83, Page 584; and Shelby County Volume 90, Page 55.
3. Right-of-way granted Alabama Power Company recorded in Bessemer Volume 269, Page 573.
4. That portion of the property within the bounds of Cahaba River.

SUBJECT TO that certain Disclaimer Agreement dated the 5th day of April, 1991, executed by R. Wheeler Flemming and Hoover City Board of Education.

TO HAVE AND TO HOLD to the said Hoover City Board of Education, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal this the 5<sup>th</sup> day of April, 1991.

ATTEST:

AMSOUTH BANK N.A., AS EXECUTOR  
OF THE ESTATE OF EDNA J. WALD,  
DECEASED

By: Judi Z. Ferguson  
Its: Assistant Vice President  
+ Trust Officer

By: D. A. F. (SEAL)  
D. A. Ferguson  
Its: Vice President, Real Estate  
& Trust Officer OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

91 APR -5 PM 4:16

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that D. A. Ferguson, whose name as Vice President, Real Estate and Trust Officer of AmSouth Bank N.A., a national banking association, as Executor of the Estate of Edna J. Wald, Deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily as and for the act of said association, acting in its capacity as Executor as aforesaid.

Given under my hand and seal this the 5 day of April, 1991.

STATE OF ALA. JEFFERSON CO.  
BESSEMER DIV. I CERTIFY  
THIS INSTRUMENT FILED ON

1991 APR -5 PM 3:18

Anest H. Neill  
NOTARY PUBLIC

My commission expires: 11-5-94

RECORDED  
DEED TAX HAS BEEN PAID  
George C. Agar, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed  
tax has been collected on this instrument  
George C. Agar, Jr.  
JUDGE OF PROBATE  
NO TAX COLLECTED